Plans for the

SITE IMPROVEMENTS TO

MARBLE FARM HOMESTEAD PARK

O ACTON STREET

MAYNARD, MASSACHUSETTS 01754

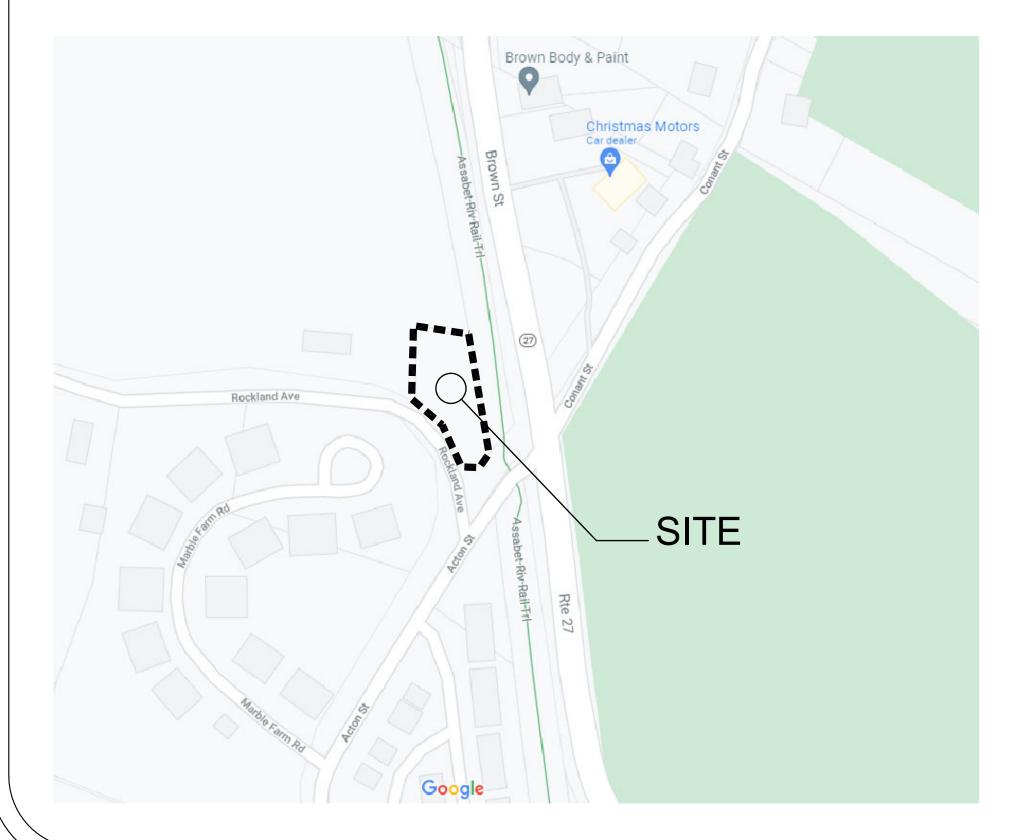
Gregory Johnson, Town Administrator

DEPARTMENT OF PUBLIC WORKS

Justin DeMarco, Director of Public Works

100% CONSTRUCTION DOCUMENTS

LOCUS PLAN:



Prepared by:

CBA Landscape Architects LLC

24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com
landscape architecture
urban design
master planning

March 2022

DRAWING LIST - Project No. 2020

L0.0 Existing ConditionsL1.0 Demolition Plan

L2.0 Materials Plan

L3.0 Layout Plan - Walls and Edges

L3.1 Layout Plan - Site Furnishings & Fencing

L4.0 Grading & Planting Plan

L5.0 Details - Paving & Edges

L5.1 Details - Furniture & Fencing

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

DATUM

N.A.V.D OF 1988.

LEGEND:

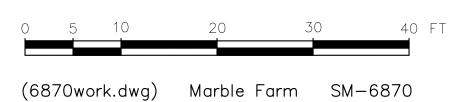
N/F NOW OR FORMERLY — ohw— OVERHEAD WIRES TREE TREE LINE UTILITY POLE GAS GATE — G — GAS SERVICE (BURIED) *wg* · Water gate O DMH DRAIN MANHOLE — D — SUB-SURFACE DRAIN LINE ----99---- EXISTING CONTOUR --95-- Existing contour ☆ LIGHTPOLE △ WETLAND FLAG 99X9 SPOT ELEVATION 00000 STONE WALL EDGE OF PAVEMENT

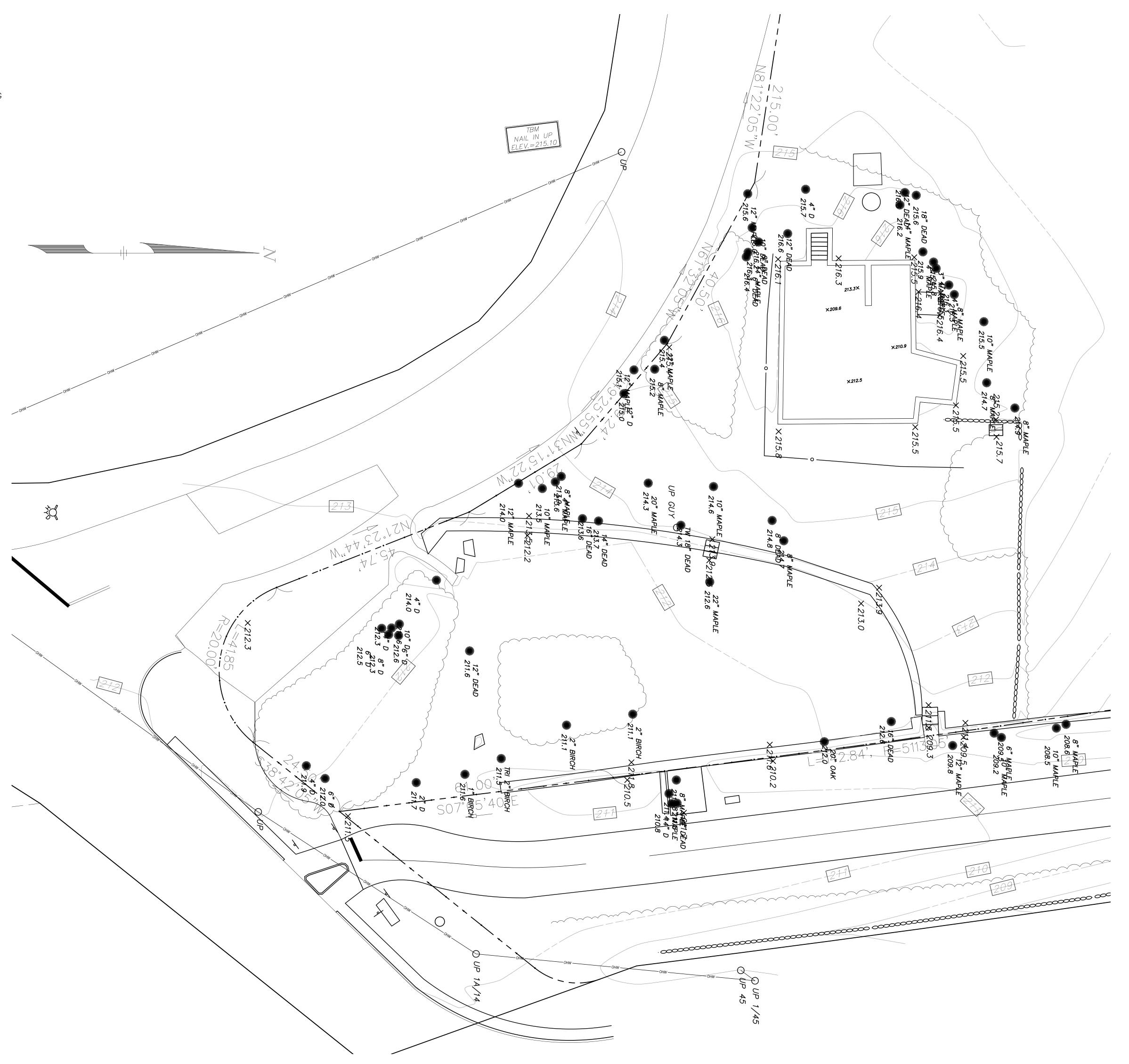
> TOPOGRAPHIC PLAN OF LAND

MAYNARD, MASSACHUSETTS (MIDDLESEX COUNTY)

FOR: CBA LANDSCAPE ARCHITECTS, LLC SCALE: 1"=10' AUGUST 31, 2021

> STAMSKI AND MCNARY, INC. 1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING - PLANNING - SURVEYING





™ ∑

DATE: 08-31-2021 SCALE: 1/8" = 1' - 0" FILE: 2020-0.0-EC.dwg

DWN BY:

CKD BY:

PROJ.#:

DEMOLITION NOTES

- 1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures, prior to starting construction. Call DIG-SAFE.
- 2. Landscape Contractor shall review items to be removed with Landscape Architect prior to commencement of work.
- 3. Contractor shall complete all demolition and removals required to complete the intent of the proposed design.
- 4. The Town of Maynard shall have right of first refusal on all removed materials not indicated for reuse or stockpiling. Contractor is responsible for proper disposal of all refused materials, off—site and in accordance with all applicable regulations.
- 5. Protect from damage all trees, walls, curbs, paving, and any other site feature that is not designated for removal.
- 6. All trees marked for protection are to be pruned (Crown Cleaning only) by a Massachusetts Certified Arborist. Review all pruning in the field with Landscape Architect before beginning.
- 7. Any damaged item not scheduled for removal shall be restored by the Contractor to the Owner's satisfaction at no extra charge.
- 8. ALL REMOVALS AND ALL EXCAVATIONS outside Tree Protection Fencing but within the dripline of existing trees shall be HAND WORK or AIR SPADE ONLY. Cut NO ROOTS without the express permission of Landscape Architect or Owner's Representative. Provide 48 hours notice before all such work in "Hand Work Only" areas to allow Landscape Architect or Owner's Representative to observe work. (See Specifications 01 57 00.
- 9. Temporary fencing with construction signage shall be installed around the perimeter of the work and staging areas to secure project site and notify the public of the closure for construction; see Specification sections 01 56 00 and 10 14 00. The Temporary Fencing shall be the minimum necessary to enclose the work and staging unless otherwise directed in the Field. All public pathways outside the indicated fencing shall remain open.
- 10. All furnishings, pavements, fixtures and plantings indicated as "Remove and Dispose" shall be removed completely, including footing, subbase, or stump except as otherwise directed or approved by Landscape Architect.
- 11. See 02 01 00, Maintenance of Existing Conditions, for stone foundation and wall protection information.

— Limit of Work

Remove and Dispose of Fence

Brush Pile

and Surfaces

and Footing

and Grind Stump

Typical

Approximate Location of Tree Protection (See Detail 8/L5.0)

Hand Dig in Critical Root Zone

Clear, Grub, and Dispose of Vegetation (See 31 31 19)

Remove and Dispose of Large

Remove Brick and Stone Bridge;

Condition for Removal/Reuse by

Others; Dispose of Any Material

Subgrade to Depth Required for

Installation of Proposed Features

Remove and Dispose of Object

Protect and Prune Existing Tree

Remove and Dispose of Tree

Remove Lawn, Top Soil, and

Stockpile Bricks in Good

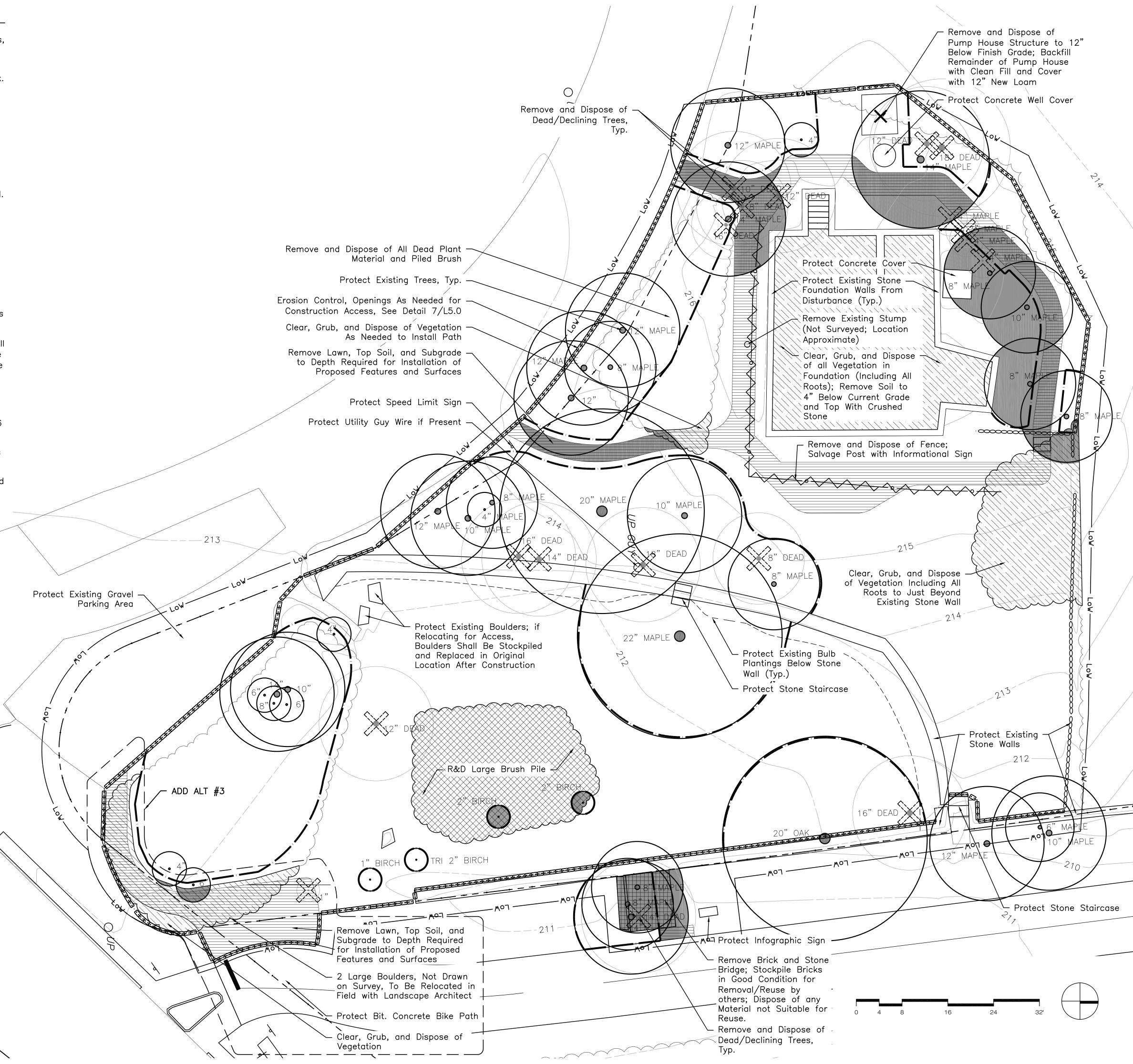
Not Suitable for Reuse.

– Property Line

Erosion Control

LEGEND

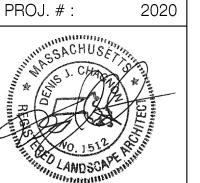
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DATE: 03-09-2022 SCALE: 1/8" = 1' - 0"FILE: 2020-1.0-Demo.dwg DWN BY: CKD BY:



MATERIALS NOTES

- 1. The Contractor shall verify locations of and protect all utilities, drainage, and sub-drainage structures prior to commencing work (Call 1-800-Dig-Safe). The Contractor will take sole responsibility for the cost incurred due to damage and replacement of all utilities damaged on the site.
- 2. Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
- 3. Repair any new damage to existing site features to remain and to any disruption beyond the limit of work.
- 4. The Landscape Contractor shall secure the perimeter of the project work areas, and provide all required temporary barriers and pedestrian safety measures, as outlined in Section 01 56 00.
- 5. See 02 01 00, Maintenance of Existing Conditions, for stone foundation and wall protection information.

ADD ALTERNATES

ADD ALTERNATE #1:

- Add Interpretive Sign at Upper Walkway.
 Deduct Relocate Salvaged Interpretive Sign & Post.

ADD ALTERNATE #2:

• Add Recycled Plastic Timber Boardwalk/Bridge and Associated Stabilized Stone Dust Paving and Stone Surfacing.

ADD ALTERNATE #3:

LEGEND

• Add Bike Racks (4 Total), Stabilized Stone Dust Paving, and Associated Demolition including Tree Removal.

Property Line

Limit of Work

Crushed Stone Surfacing

Stabilized Stone Dust

Mulched Plant Beds

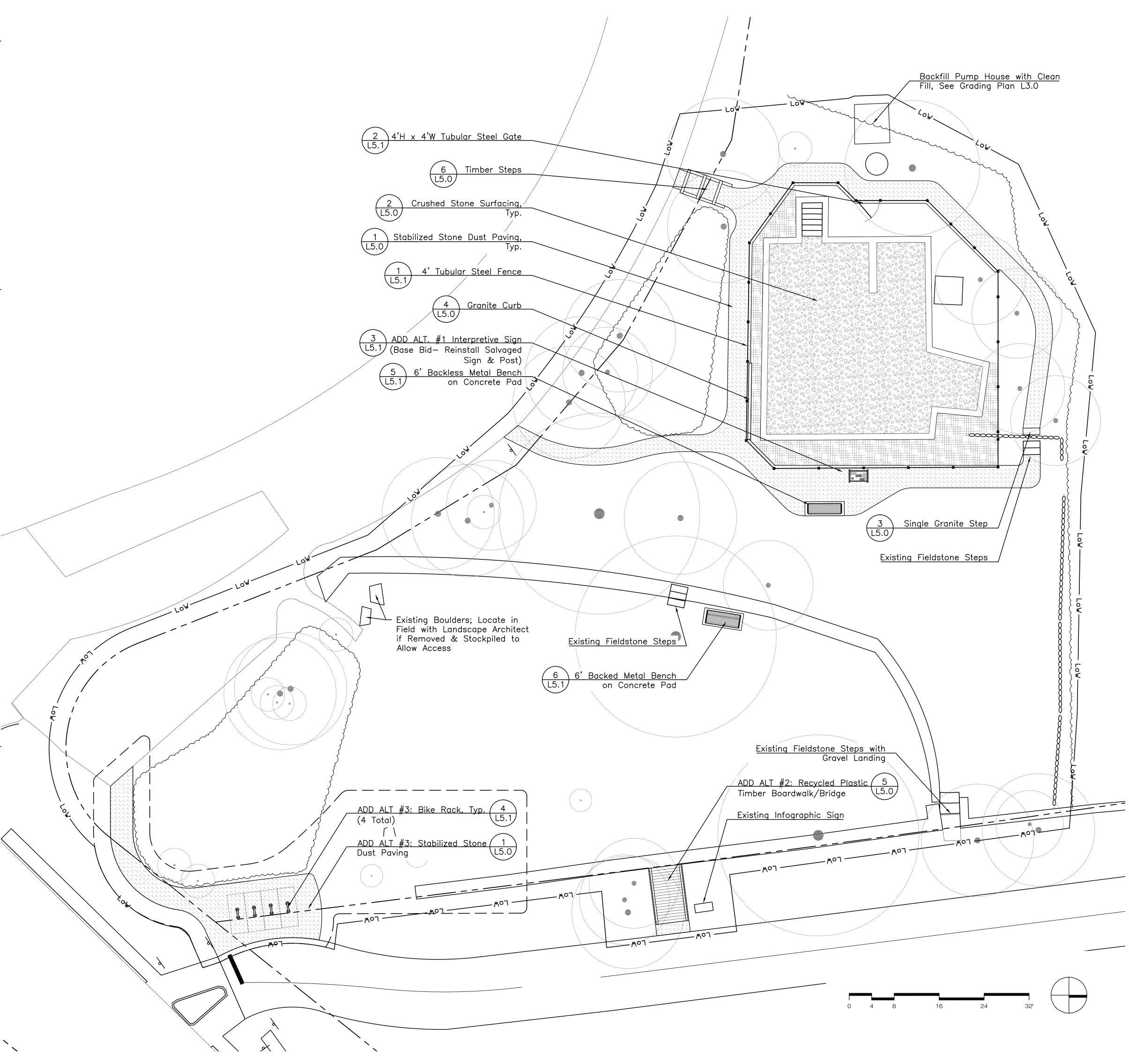
Infographic Sign

6' Backed Bench

6' Backless Bench

Bike Rack

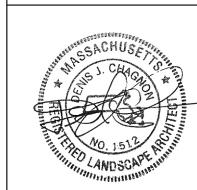
Existing Tree



CBA | Landscape A

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DATE: 03-09-2022 SCALE: 1/8" = 1' - 0"FILE: 2020-2.0-Materials.dwg DWN BY: CKD BY:

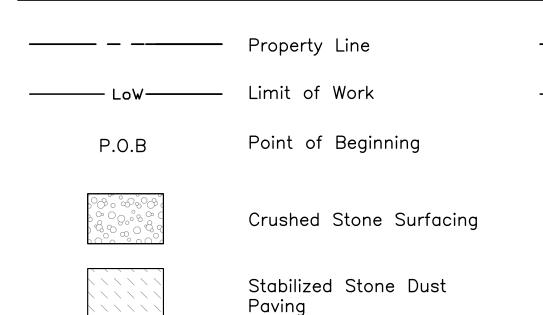


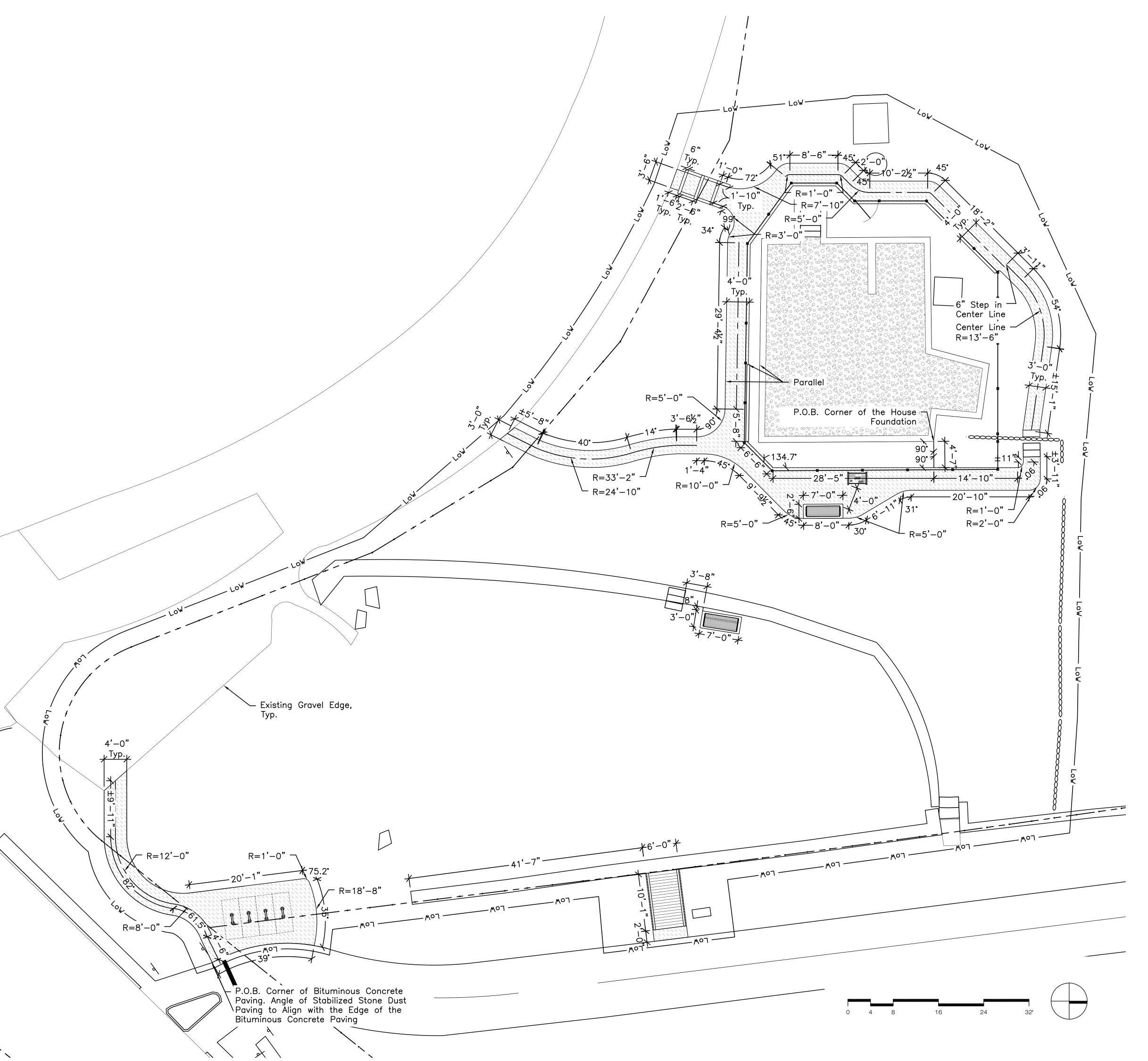
PROJ.#:

LAYOUT NOTES

- The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub—drainage structures. Call DIG-SAFE.
- 2. Landscape Contractor shall verify all dimensions and elevations on the ground prior to commencement of construction, and shall immediately report any discrepancies to the Landscape Architect for clarification and resolution prior to commencement.
- Landscape Contractor shall stake layout of plan on the site for approval of Landscape Architect before commencement of construction.
- 4. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
- 5. All layout shall be by the dimensions noted; do not scale directly from the plan. If clarification regarding a dimension or layout order is required, the Contractor shall contact the Landscape Architect.
- 6. Dimensions marked with "±" and/or "(Confirm)" are intended for confirmation of conformance to the expected conditions and (where applicable) that acceptable slopes and clearances are provided. Once layout has been established using other dimensions, the Contractor shall verify these dimensions (to within a tolerance of 1/2") and report any discrepancy to the Landscape Architect for acceptance or instruction regarding adjustment. These dimensions should not be used to lay out elements.
- 7. Where not otherwise indicated, all dimensions are to the faces of curbs and walls and to the centerlines of items shown. Layout Dimensions are measured parallel or perpendicular to guidelines, centerlines, and features unless otherwise indicated.

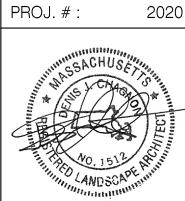






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DATE: 03-09-2022 SCALE: 1/8" = 1' - 0" FILE: 2020-3.0-Layout.dwg DWN BY: CKD BY:



LAYOUT NOTES

1. For Layout Notes see Sheet L3.0

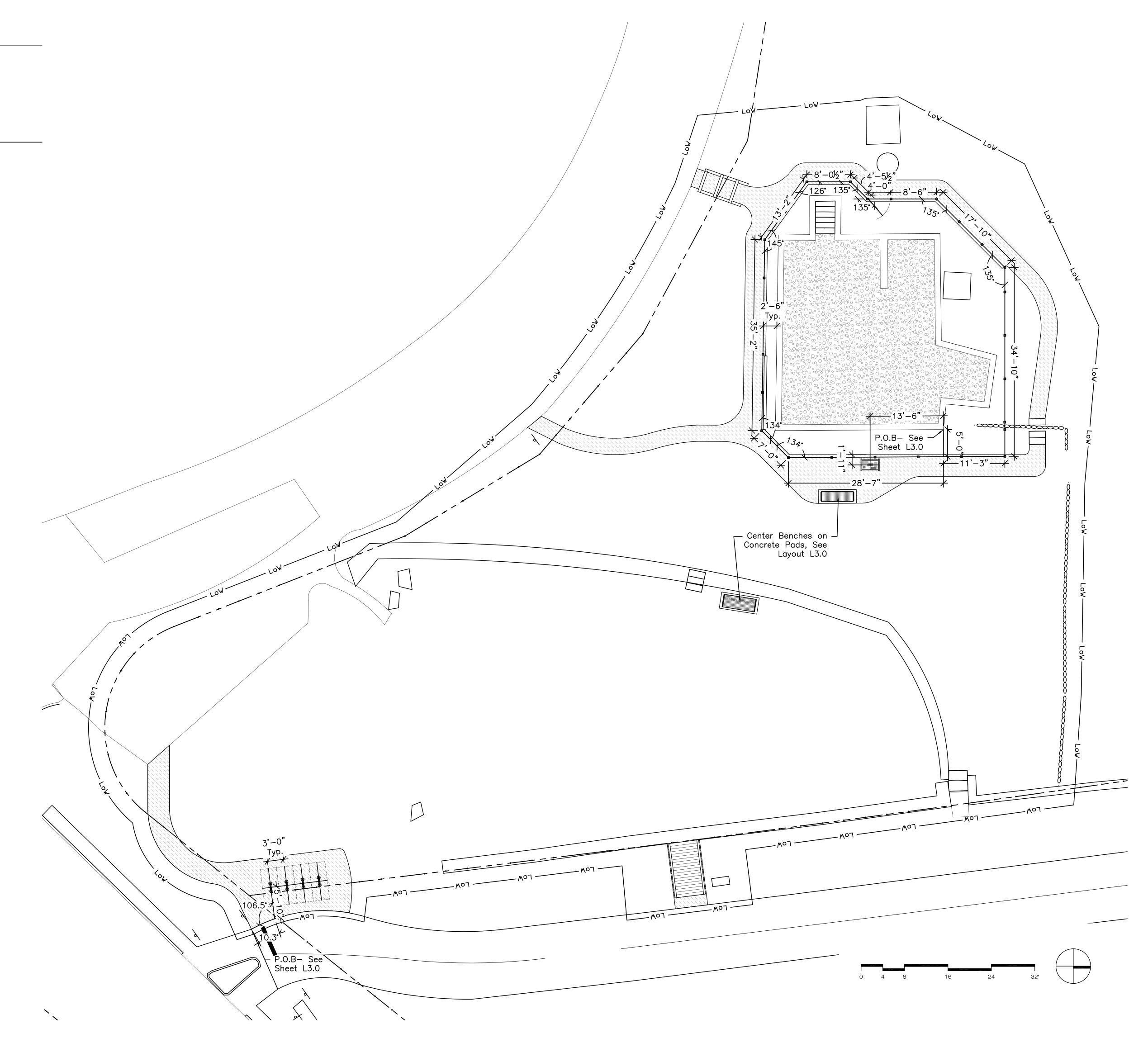
LEGEND

Property Line Limit of Work

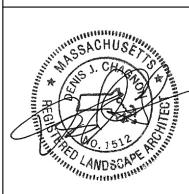
> Point of Beginning P.O.B

Crushed Stone Surfacing

Stabilized Stone Dust Paving



DATE: 03-09-2022 SCALE: 1/8" = 1' - 0" FILE: 2020-3.0-Layout.dwg DWN BY: CKD BY: PROJ. #:



GRADING NOTES

- 1. The Landscape Contractor shall verify location(s) of and protect all utilities, drainage, and sub—drainage structures. Call DIG SAFE (888.344.7233).
- 2. Grade stakes to be set for approval by Landscape Architect prior to installation of gravel bases and prior to installation of all paving, edges, walls, and furniture.
- 3. All transitions to existing grades to be smooth and gradual. 1.8% max. cross—slopes and 4.8% max. running slope on all paths.
- 4. Verify existing grades in field. Notify Landscape Architect of any discrepancies or conflicts.
- 5. Contractor shall notify Landscape Architect if any proposed conditions exceed 4.8% slope and 1.8% cross slope once subbase materials are installed and prior to installing finish material.
- 6. Any area outside the Limit of Work Line which is disturbed shall be restored to previous conditions at no cost to the owner.

PLANTING NOTES

LEGEND

+ (211.10)

+ 211.10

- 1. The Landscape Contractor shall protect all utilities prior to starting construction.
- 2. The Contractor shall guarantee seeded lawn for one year following final acceptance. See Specifications for conditions of final acceptance.
- 3. All lawn to be seed. Add topsoil so that all lawns have a minimum 6" depth of topsoil. See Specs for requirements.
- 4. The Contractor shall reseed any lawn disturbed during construction. Rototil compacted areas and add new loam as needed.

Property Line

Limit of Work

Proposed Contours

Existing Spot Grade

Proposed Spot Grade

Stabilized Stone Dust

Mulched Plant Beds

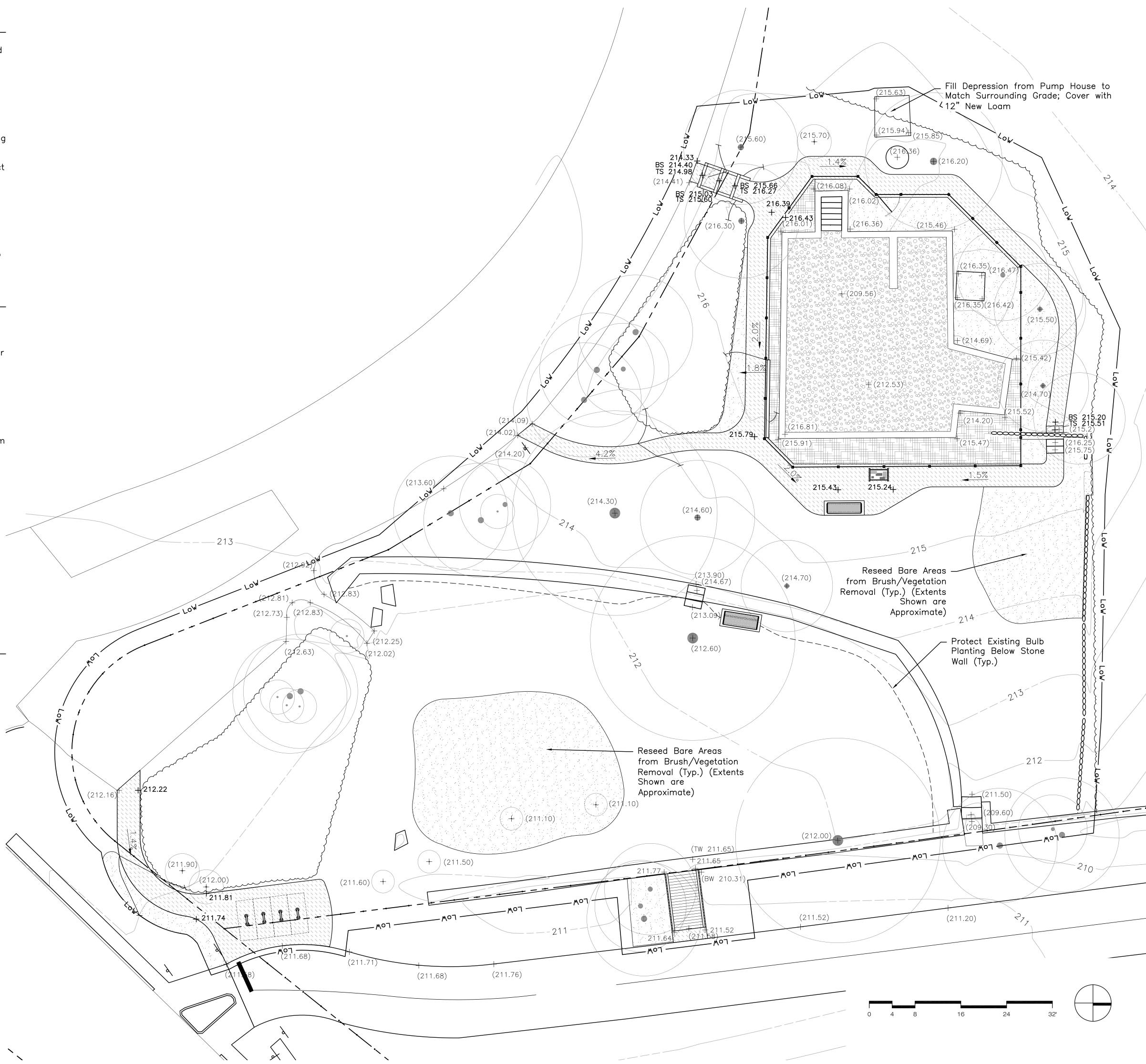
Seeded Lawn

Existing Tree

Paving

Crushed Stone Surfacing

— — -212- — Existing Contours



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ARM Ш

DATE: 03-09-2022 SCALE: 1/8" = 1' - 0" FILE: 2020-4.0-Grading and Planting.dwg

DWN BY: CKD BY: PROJ.#:



NOTES:

- 1. Stone Dust to meet adjacent finish grade smoothly.
- See Specifications. Provide sample for approval.
 Contractor to ensure stone dust and all equipment used are free of vegetative matter and seeds.

STABILIZED STONE DUST PAVING

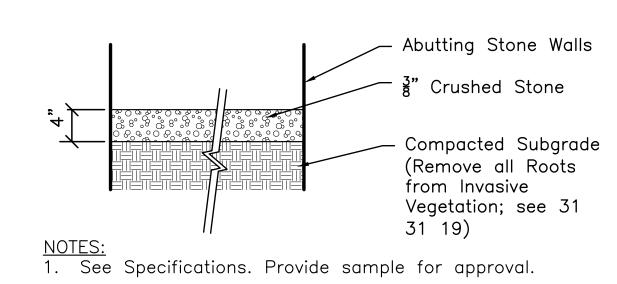
Scale: 1"=1'-0"

∤------ 4'-3"0.C.----

/ | EQ - / - EQ - / - EQ |

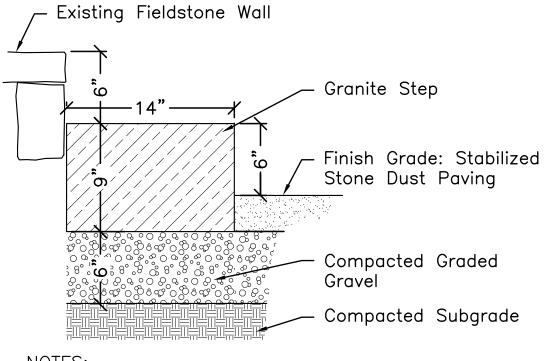
Crushed Stone

Surfacing⁻



CRUSHED STONE SURFACING

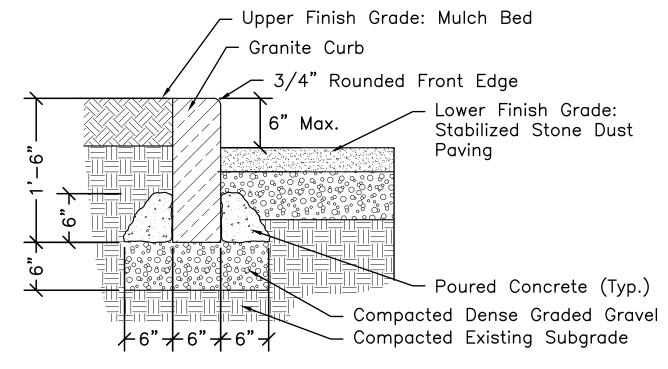
Scale: 1"=1'-0"



NOTES:
1. See Specifications. Provide sample for approval.

3 SINGLE GRANITE STEP

Scale: 1½" = 1'-0"

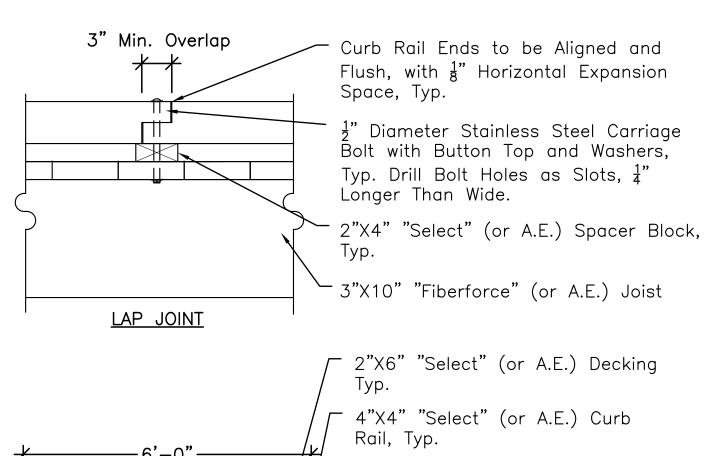


<u>NOTES</u>

1. Granite curb (6" x 18") with thermal finish top and split edges.
2. Color to be approved by Landscape Architect. Provide sample for approval by Landscape Architect.



+ Scale: 1" = 1'-0"



[—] 2"X4" "Select" (or A.E.) Spacer

Block at Every Lap Joint, Typ.

3"X10" "Fiberforce" (or A.E.)

6"X12" "Fiberforce" (or A.E.)

Simpson Strong-Tie EPB66

- Sonotube Concrete Footing

Joist with Hanger, Typ.

Cross Grade Beam, Typ.

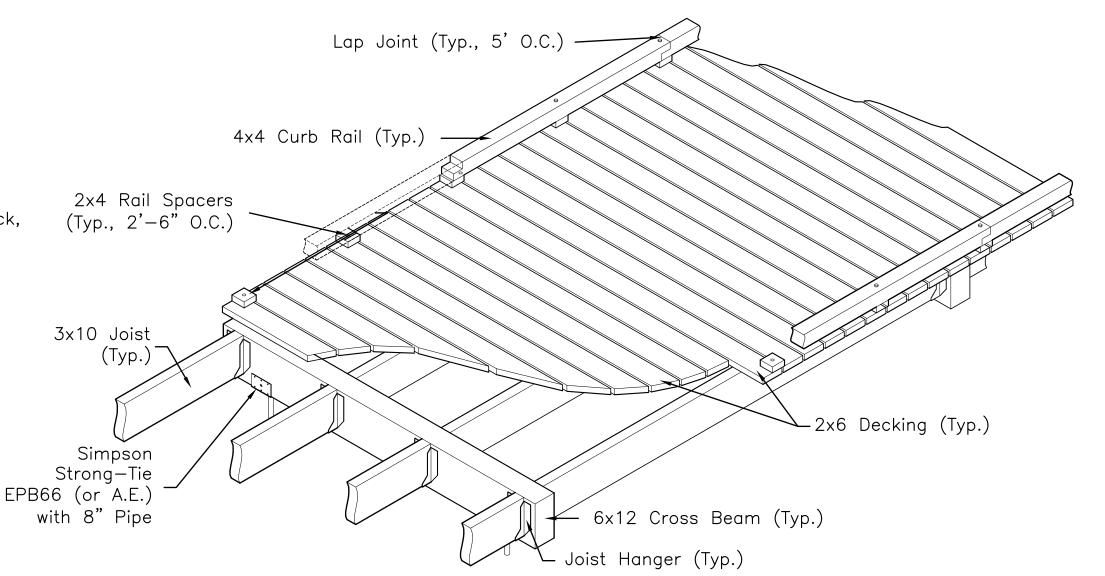
(or A.E.) with 8" Pipe.

Min. Embedment $5-\frac{1}{2}$ ".

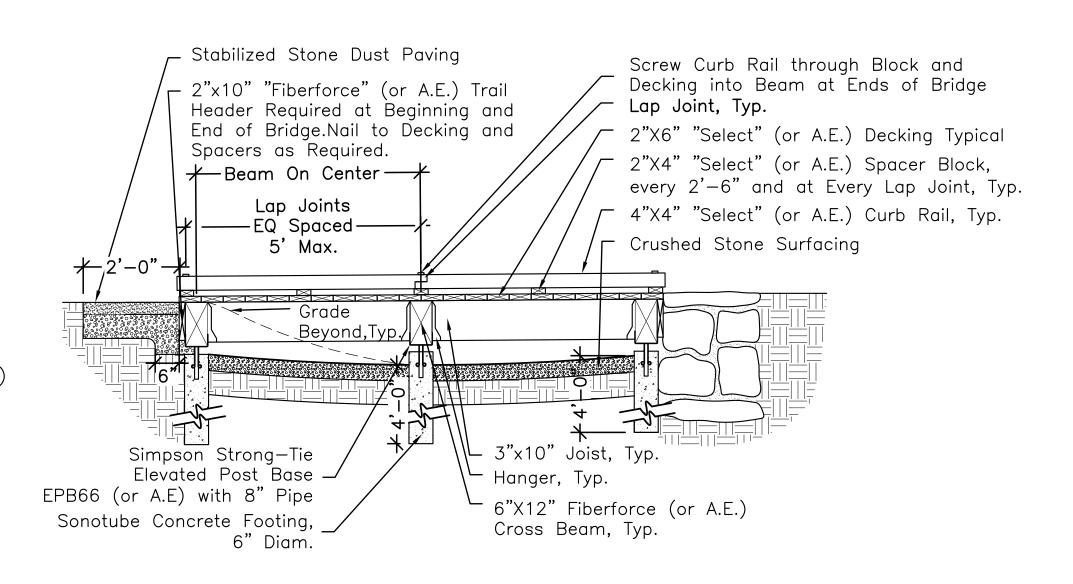
CROSS SECTION			
	FUNCTION	DIM.	LENGTH
	CURB RAIL	4"X4"	5'-0"or Less
	SPACER BLOCK	2"X4"	4"
	DECKING	2"X6"	6'-0"
	JOIST - EDGES	3"X10"	6'-0"+
	JOIST - CENTER	3"X10"	6'-0"+
	CROSS BEAMS	6"X12"	6'-0"
	TRAIL HEADER	2"X10"	6'-0"

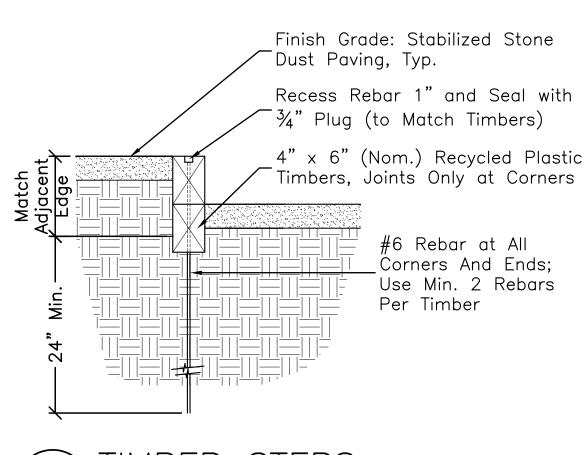
NOTES:

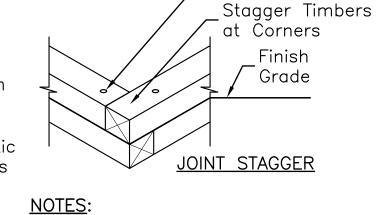
- 1. "Select (or A.E.)" members shall be HDPE Recycled Plastic Lumber with at least 85% recycled content, "Select" by Bedford Technology, 2424 Armour Road, PO Box 609, Worthington, MN 56187-0609, Phone (507) 372-5558, or Approved Equal. Boardwalk designed to accomodate 75 PSF Live Load. Decking to have Simulated Wood Grain Top Surface.
- 2. "Fiberforce (or A.E.)" members shall be HDPE Structural—Grade Recycled Plastic Lumber with at least 85% recycled content and added fiberglass strands for increased stiffness, "Fiberforce" by Bedford Technology or Approved Equal.
- 3. Color for all members to be "Mink" by Bedford Technology or Approved Equal.



ISOMETRIC CUTAWAY VIEW
(NOT TO SCALE)



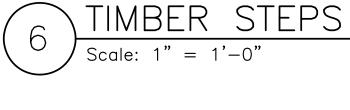


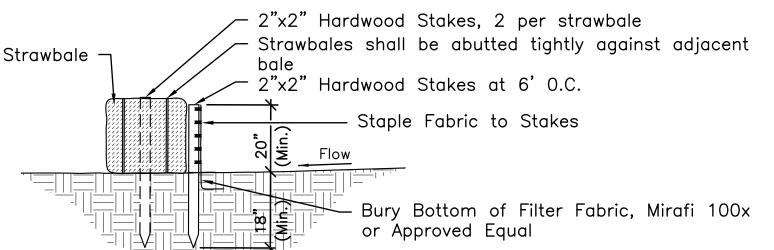


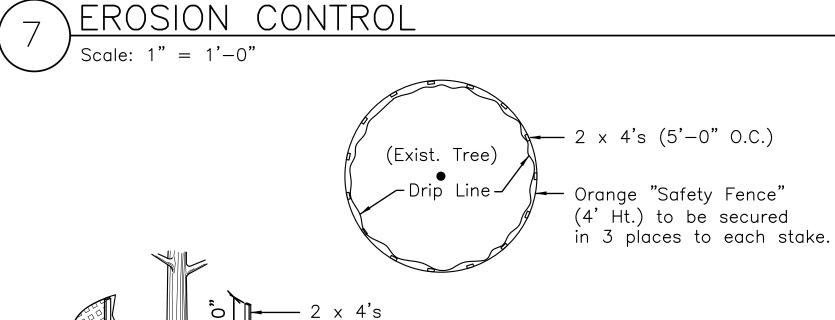
-Recessed Rebar

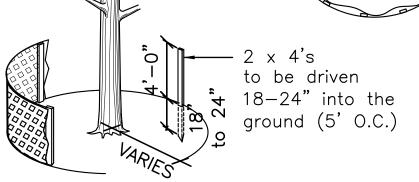
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- Timbers to be "Select" Plastic Lumber by Bedford Tech. Inc. (www.plasticboards.com) or Appr. Equal.
- 2. Recycled Plastic color to be selected (provide samples for selection).
- 3. Do not cut roots of existing trees in order to install extra timbers below grade.







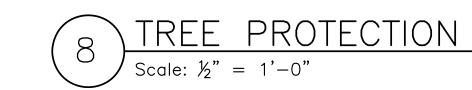


NOTES:

1. Maintain fence protection in sound condition until project completion.

- 2. Protective fence to run outside dripline unless otherwise required to install improvements. Spray or stake layout of all proposed paving edges and site features within the dripline of existing trees before beginning any demolition work or removal of existing material in order to determine the maximum extents of site fencing.
- 3. Layout shown above is diagrammatic only.
 4. Landscape Architect and City of Boston Tree Warden to approve fence

placement in field before construction begins.



MARB- STIPLE
- 03-09-2022

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DATE: 03-09-2022

SCALE: As Noted

FILE: 2020-6.0-Details.dwg

DWN BY: JAW

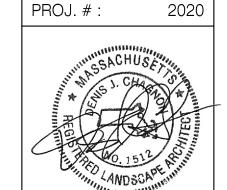
CKD BY: DJC

PROJ. #: 2020

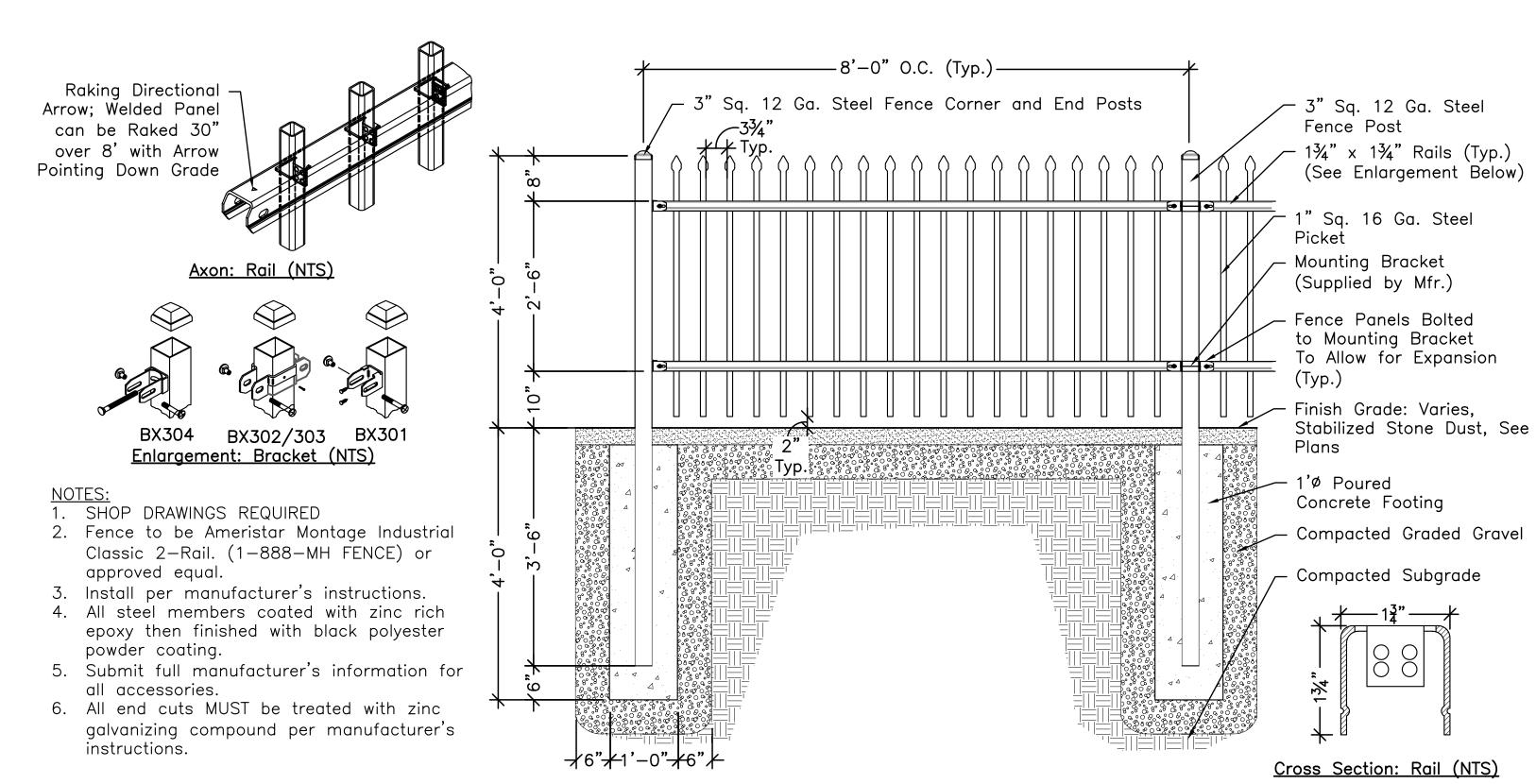


L5.0

FENCE

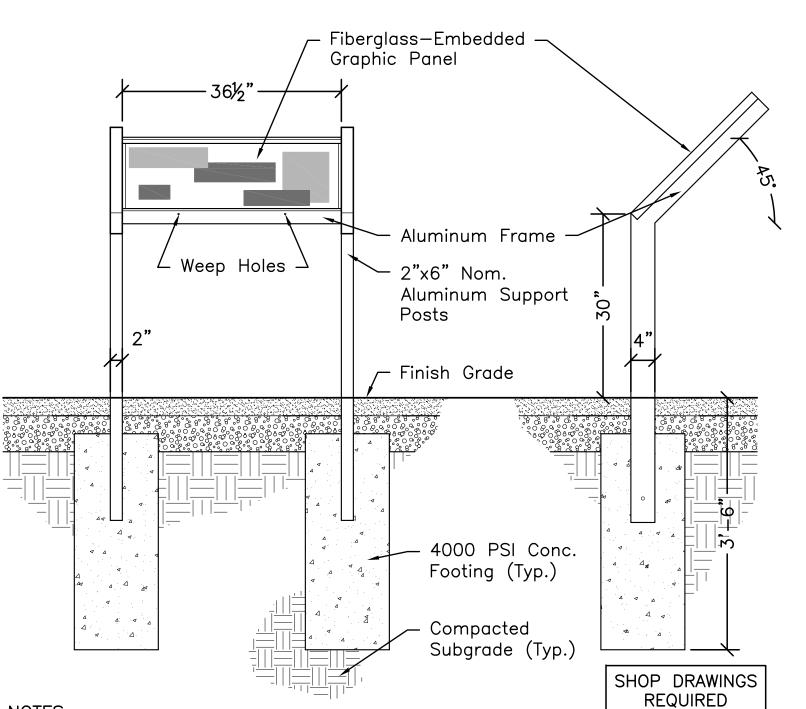


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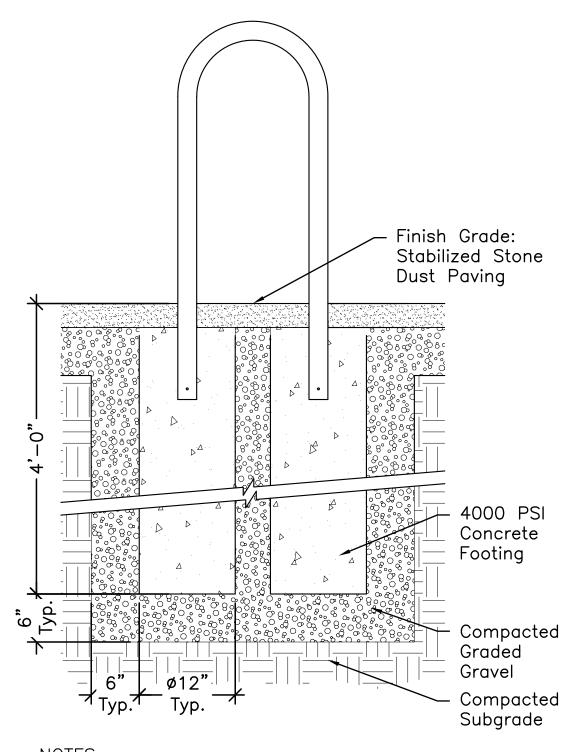
FT. HIGH TUBULAR STEEL FENCE

SCALE: 3/4" = 1'-0"



- NOTES:

 1. Graphics for Signs to be provided by the Landscape Architect in production—ready digital format. (1 Sign)
- 2. Frame to be "NPS—C45 NPS Style Cantilever Pedestal" by Fossil Industries of 44 Jefryn Boulevard Deer Park, NY 11729 or Approved Equal. Frame and Sign to be provided by the same manufacturer.
- 3. Frame finish to be polyester powder—coated; color to be selected from manufacturer's standard colors.
 - INTERPRETIVE SIGN

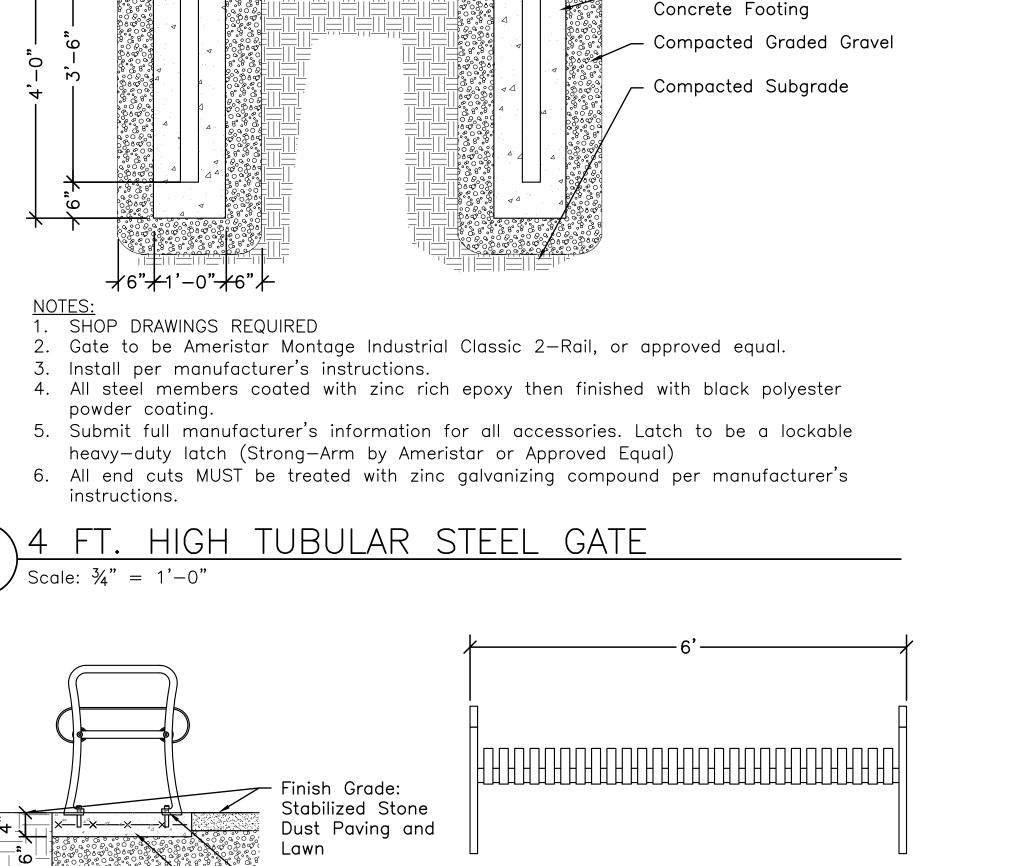


1. Bike Racks to be U Post Bike Rack by MassCor Industries, or Approved Equal.

2. Finish to be powdercoat. Color to be black. 3. Install bike racks according to Manufacturer's Specifications.

ADD ALT #3 BIKE RACK

| Scale: 1" = 1'-0"



SHOP DRAWINGS REQUIRED.

Color to be black.

2. Backless Bench to be 6' Premier Backless Bench with Arms by MassCor Industries of

50 Maple Street Milford, MA 01757 (tel:

3. All metal to have a powder coat finish.

Color to be black.

1-800-222-2211), or Approved Equal.

3. All metal to have a powder coat finish

Gate Latch, See Notes

3" Sq. 12 Ga. Steel

· Gate Upright 1¾"x14 ga.

1" Sq. 16 Ga. Steel Picket

MHH-180 Heavy Duty

Hinge or Approved Equal

Finish Grade: Stabilized

Stone Dust

· 1'ø Poured

Fence Post

BACKLESS METAL BENCH

Compacted Subgrade

"-1" Concrete

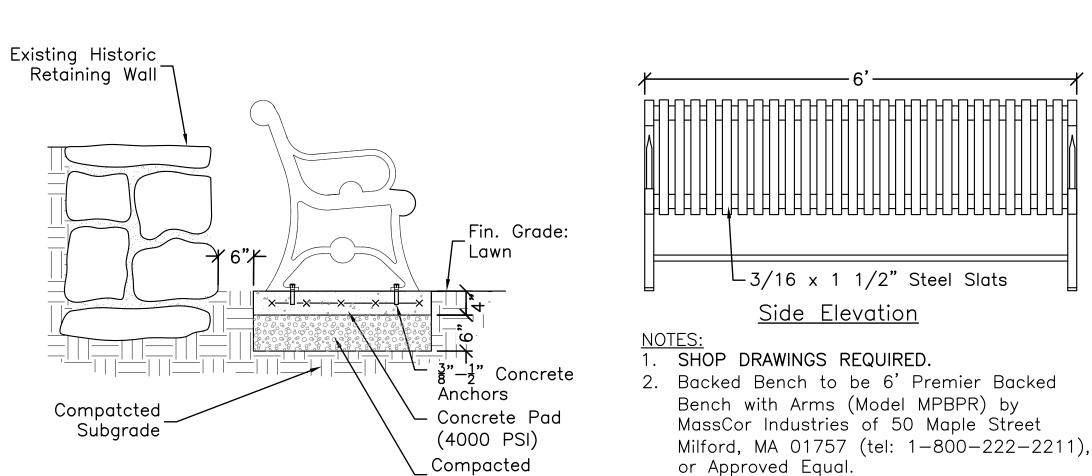
Concrete Pad

(4000 PSI)

Compacted

Graded Gravel

Anchors



Graded Gravel

BACKED METAL BENCH

SCALE: 3/4" = 1'-0"